This is a **contextual** application

What's the difference?

The information below came from the Land Use Bylaw, please visit calgary.ca/development for more information.



vs.



Contextual Single Detached Dwelling

These types of homes are classified as a **permitted use** and can only exist in developed areas. A permitted use means the building meets specific **Use Rules** and building design requirements that follow all the Land Use Bylaw rules. Because no relaxations can be requested and the property meets all the criteria, The City and the public **CANNOT** provide comments.

Who can comment on the application:

- ✗ The City
- ✗ The public

Single Detached Dwelling

These types of homes are classified as a **discretionary use** in developed areas. Relaxations on Land Use Bylaw Rules can be requested by applicants. A discretionary use means The City and the public **CAN** comment on the use of the building and how the design may impact or align with policies and the community context, i.e. setbacks, height, size, etc.

Who can comment on the application:

- ✓ The City
- ✓ The public

Tip: Anytime you see the word 'contextual,' it will be a permitted use = no comments, no relaxations.

Contextual Single Detached dwelling applications follow a strict set of rules, are restricted in size and placement based on the neighbouring properties and cannot propose any relaxations of the Land Use Bylaw. As part of the application process, The City completes a review on all applications to determine if all the contextual rules are being met.

What if the application does not meet the rules?
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Single Detached** dwelling which would allow The City and the public to comment.



The City has reviewed this application and determined that it meets the contextual rules.

These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development

20-0006340-8322

DATUM HOMES

S-IAD

Synergy Initiative of Architecture + Design

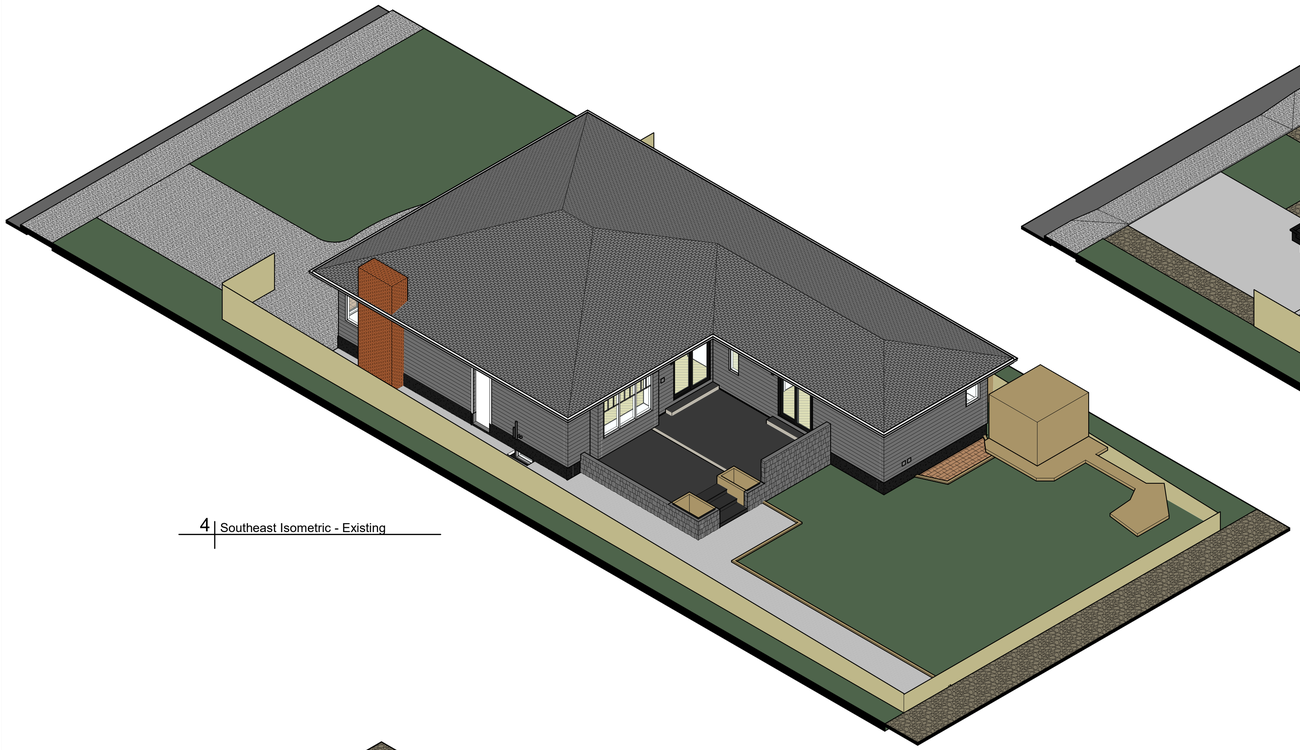



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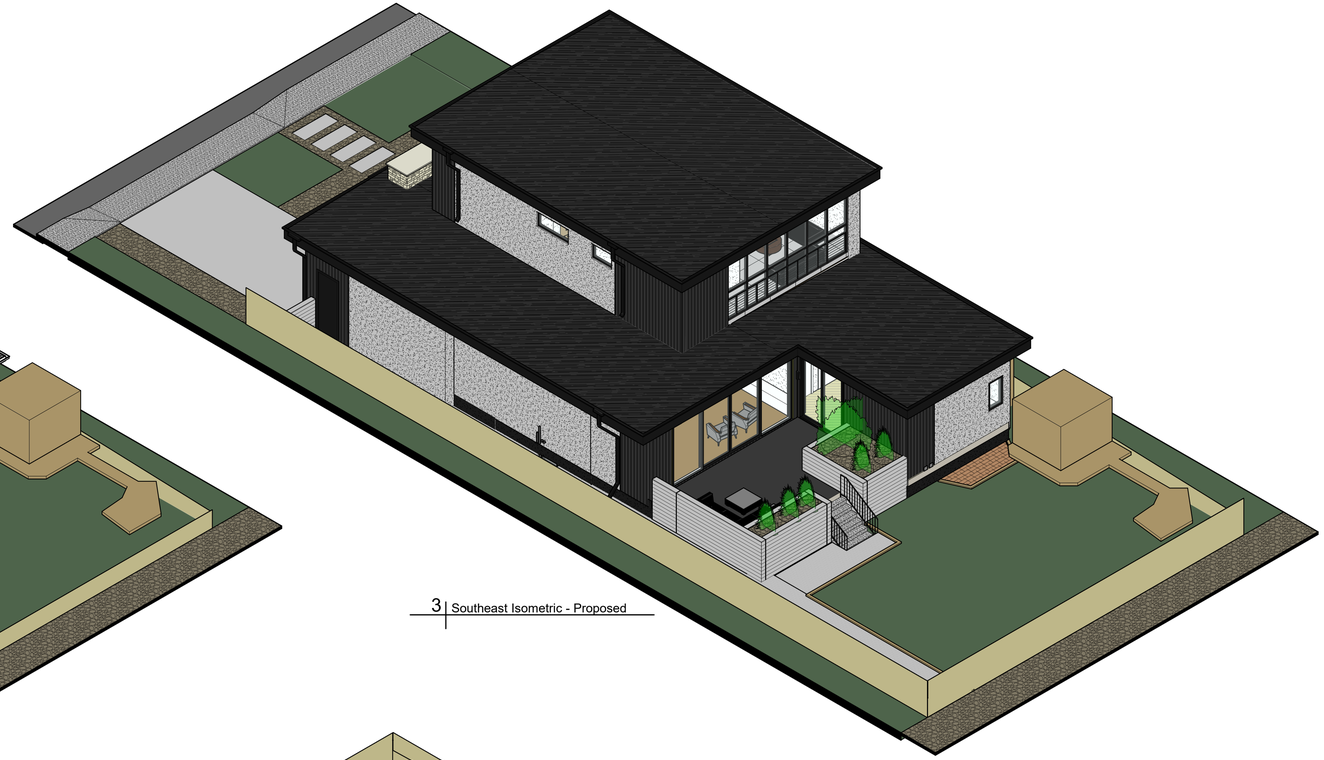

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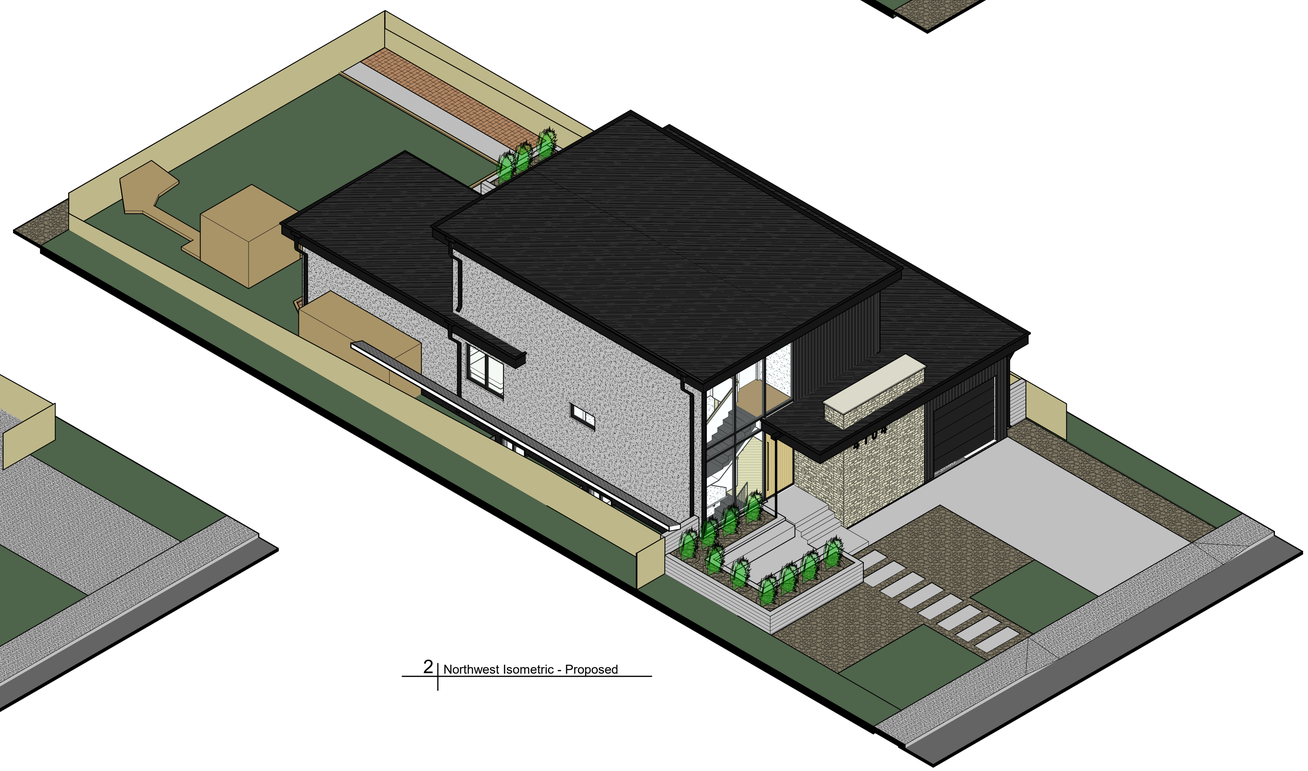
4 | Southeast Isometric - Existing



3 | Southeast Isometric - Proposed



1 | Northwest Isometric - Existing



2 | Northwest Isometric - Proposed

#	Description	Date

Revision Schedule

S-IAD

Synergy Initiative of Architecture + Design

Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C

E: gouwerkerk@s-iad.com
P: 403-308-4342

4104 15th St S.W. Calgary AB
Kris + Melissa MacRae
DATUM HOMES

DRAWING TITLE: Axonometric

DATE: 2026 10 13

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR: Client Review

SHEET A0.0

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

3' - 0" GRID DIMESIONS

3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

Mark	Sill Height	Length	Height	Area	Operability	Material	Frame Color	Glass - U-Value	SHGC	Notes
W1	0' - 0"	168 3/4"	257 5/8"	295.31 ft²	Fixed	Metal Clad	Black			Refer to Elevations for Dims
W2	6' - 0"	48"	24"	8.00 ft²	Awning	Metal Clad	Black			
W3	3' - 0"	72"	60"	30.00 ft²	Fixed - Casement Right	Metal Clad	Black			Egress
W4	3' - 0 1/2"	26 3/4"	46"	8.55 ft²	Casement Right	Metal Clad	Black			
W6	6' - 0"	38"	24"	6.33 ft²	Fixed	Metal Clad	Black			
W7	6' - 0"	60"	24"	10.00 ft²	Fixed	Metal Clad	Black			
W8	0' - 11"	61"	109"	46.17 ft²	Fixed	Metal Clad	Black			
W9	9' - 0"	61"	12"	5.58 ft²	Fixed	Metal Clad	Black			
W9	9' - 0"	67"	12"	5.58 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13"	12"	1.08 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13 1/2"	12"	1.13 ft²	Fixed	Metal Clad	Black			
W11	4' - 2 3/8"	228"	111 1/4"	176.05 ft²	Fixed + Casement Rigth	Metal Clad	Black			See Elevation

Grand total: 12

Door Schedule - Exterior

Mark	Door Width	Door Height	Operation	Door Material	Door Type	Door Glass	Door Finish	Frame Material	Frame Finish	Function	U-Value	SGHC	Description	Comments
101	52 1/4"	116 1/8"	SWING	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior				
105	228"	120"	DUAL SLIDE	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior			Sliding door with invisible frame	
115a	84"	119 3/8"	SLIDING - FI XED		Full Glass	Tempered	Black	Metal	Black	Exterior			Multislide Door	
117a	36"	120"	SWING	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
118a	120"	108"	OVER HEAD	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior				
118b	96"	108"	SWING	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior			45 MIN RATED	
201a	36 1/2"	105"	SWING	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior				

Material Takeoff - Exterior Finishes

Name	Description	Area
Exterior Finishes - Datum - Board Form Concrete	C1 - BOARD FORM CONCRETE	708.94 ft²
C1 - BOARD FORM CONCRETE: 23		708.94 ft²
Exterior Finishes - Datum - Stucco	S1 - GREY STUCCO	2018.63 ft²
S1 - GREY STUCCO: 14		2018.63 ft²
Exterior Finishes - Datum - Wood Siding	S2 - WOOD CLADDING	847.43 ft²
S2 - WOOD CLADDING: 14		847.43 ft²
Datum - Thin Stone Veneer	ST1 - STONE VENEER	442.76 ft²
ST1 - STONE VENEER: 9		442.76 ft²
Grand total: 60		4017.76 ft²



1 | Building Elevation - South - Existing
A2.1 | 1/4" = 1'-0"

ELEVATION NOTES:

A1. REMOVE EXISTING WINDOWS + DOORS

A2. REMOVE EXISTING EXTERIOR SIDING

A3. REMOVE EXISTING DECKS

A4. REMOVE CHIMNEY + FIREPLACE

A5. EXISTING UTILITES

LIMITING DISTANCE CALCULATION:

AREA OF EXPOSED BUILDING FACE:

FACE 1	26.12 m²
FACE 2	36.43 m²
FACE 3	20.53 m²
FACE 4	36.61 m²

LIMITING DISTANCE:

LD F1	1.20 m
LD F2	1.63 m
LD F3	8.63 m
LD F4	5.18 m

AREA OF UNPROTECTED OPENINGS ALLOWED:

F1	7% (1.90 m²)
F2	8% (2.91m²)
F3	100%
F4	32%

AREA OF UNPROTECTED OPENINGS PROPOSED:

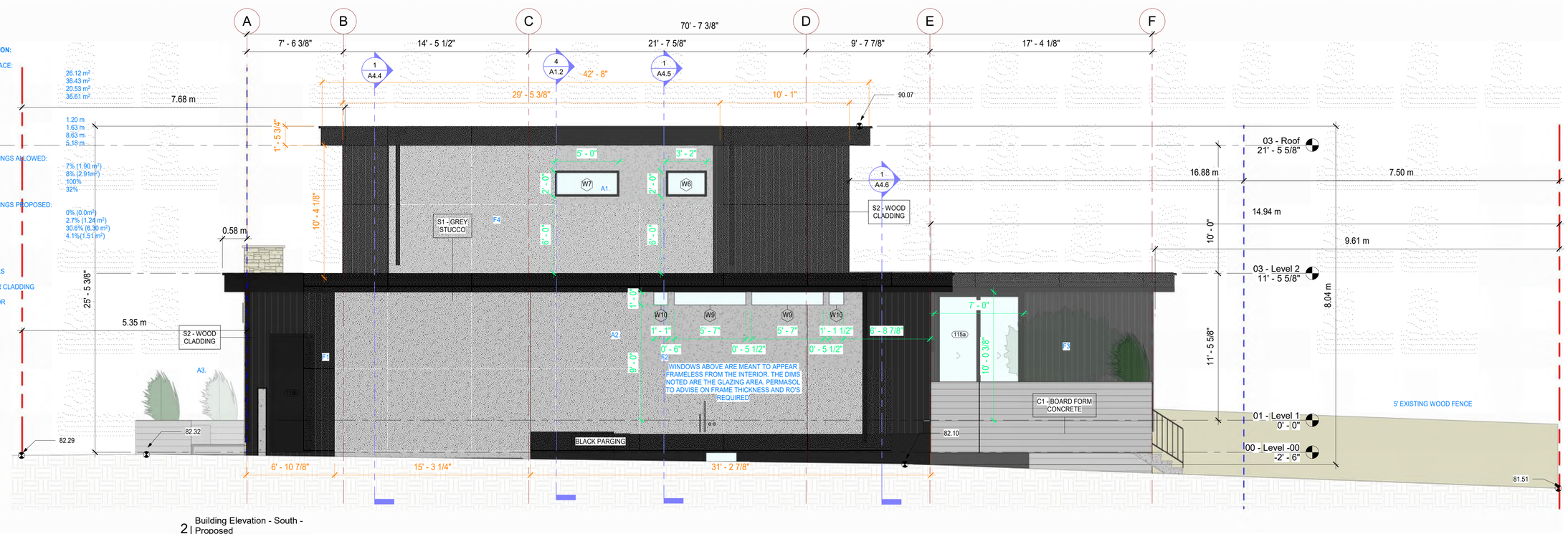
F1	0% (0.0m²)
F2	2.7% (1.24 m²)
F3	30.6% (6.30 m²)
F4	4.1%(1.51 m²)

ELEVATION NOTES:

A1. NEW WINDOWS + DOORS

A2. INSTALL NEW EXTERIOR CLADDING

A3. 45 MIN FIRE RATED DOOR



2 | Building Elevation - South - Proposed
A2.2 | 1/4" = 1'-0"

SCALE BAR 1/4" = 1'

#	Description	Date
	Revision Schedule	

S-IAD
Synergy Initiative of Architecture + Design
Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C
E: gouwerkerk@s-iad.com
P: 403-308-4342

4104 15th St S.W. Calgary AB
Kris + Melissa MacRae
DATUM HOMES

DRAWING TITLE: Building Elevations - South

DATE: 2026 10 13

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD**.

ISSUE FOR: Client Review

SHEET A3.1

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

3' - 0" GRID DIMESIONS

3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

Mark	Sill Height	Length	Height	Area	Operability	Material	Frame Color	Glass - U-Value	SHGC	Notes
W1	0' - 0"	168 3/4"	257 5/8"	295.31 ft²	Fixed	Metal Clad	Black			Refer to Elevations for Dims
W2	6' - 0"	48"	24"	8.00 ft²	Awning	Metal Clad	Black			
W3	3' - 0"	72"	60"	30.00 ft²	Fixed - Casement Right	Metal Clad	Black			Egress
W4	2' - 0 1/2"	26 3/4"	46"	8.55 ft²	Casement Right	Metal Clad	Black			
W6	6' - 0"	38"	24"	6.33 ft²	Fixed	Metal Clad	Black			
W7	6' - 0"	60"	24"	10.00 ft²	Fixed	Metal Clad	Black			
W8	0' - 11"	61"	109"	46.17 ft²	Fixed	Metal Clad	Black			
W9	9' - 0"	67"	12"	5.58 ft²	Fixed	Metal Clad	Black			
W9	9' - 0"	67"	12"	5.58 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13"	12"	1.08 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13 1/2"	12"	1.13 ft²	Fixed	Metal Clad	Black			
W11	4' - 2 3/8"	228"	111 1/4"	176.05 ft²	Fixed + Casement Rigth	Metal Clad	Black			See Elevation

Grand total: 12

Door Schedule - Exterior

Mark	Door Width	Door Height	Operation	Door Material	Door Type	Door Glass	Door Finish	Frame Material	Frame Finish	Function	U-Value	SGHC	Description	Comments
101	52 1/4"	116 1/8"	SWING	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior				
105	228"	120"	DUAL SLIDE	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior			Sliding door with invisible frame	
115a	94"	119 3/8"	SLIDING - FI XED		Full Glass	Tempered	Black	Metal	Black	Exterior			Multislide Door	
117a	36"	120"	SWING	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
118a	120"	108"	OVER HEAD	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior				
118b	96"	108"	SWING	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior			45 MIN RATED	
201a	36 1/2"	105"	SWING	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior				

Material Takeoff - Exterior Finishes

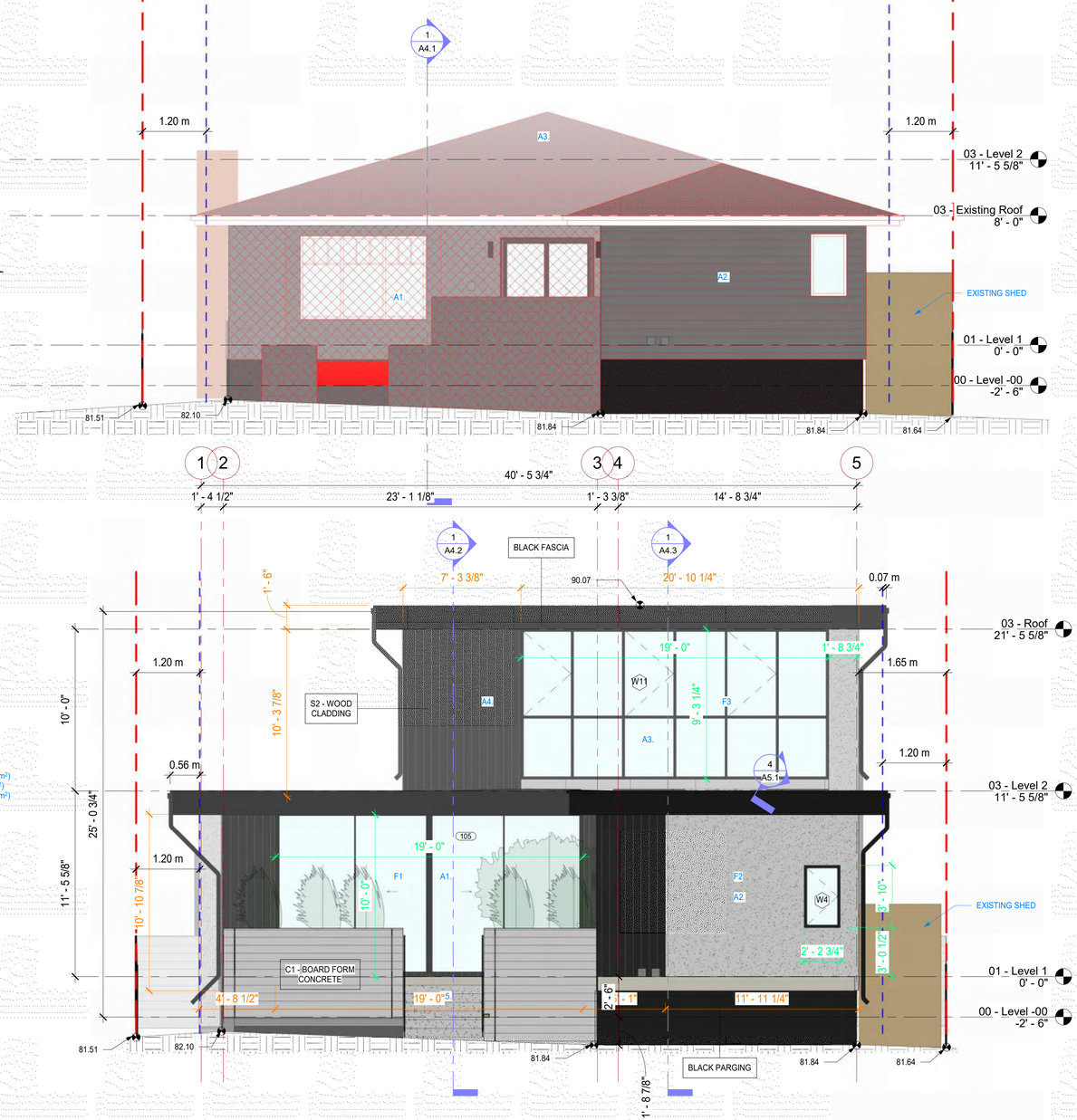
Name	Description	Area
Exterior Finishes - Datum - Board Form Concrete	C1 - BOARD FORM CONCRETE	708.94 ft²
C1 - BOARD FORM CONCRETE: 23		708.94 ft²
Exterior Finishes - Datum - Stucco	S1 - GREY STUCCO	2018.63 ft²
S1 - GREY STUCCO: 14		2018.63 ft²
Exterior Finishes - Datum - Wood Siding	S2 - WOOD CLADDING	847.43 ft²
S2 - WOOD CLADDING: 14		847.43 ft²
Datum - Thin Stone Veneer	ST1 - STONE VENEER	442.76 ft²
ST1 - STONE VENEER: 9		442.76 ft²
Grand total: 60		4017.76 ft²

ELEVATION NOTES:

A1. REMOVE EXISTING WALL + DECK

A2. REMOVE EXISTING WALL CLADDING

A3. REMOVE EXISTING ROOF



1 | A2.1 Building Elevation - East - Existing
1/4" = 1'-0"

LIMITING DISTANCE CALCULATION:

AREA OF EXPOSED BUILDING FACE:

FACE 1	26.94 m²
FACE 2	19.31 m²
FACE 3	24.46 m²

LIMITING DISTANCE:

LD F1	14.88 m
LD F2	9.61 m
LD F3	16.88 m

AREA OF UNPROTECTED OPENINGS ALLOWED:

F1	100%
F2	100%
F3	100%

AREA OF UNPROTECTED OPENINGS PROPOSED:

F1	64% (17.26m²)
F2	8% (0.79m²)
F3	68%(16.62 m²)

ELEVATION NOTES:

A1. INSTALL NEW REAR ADDITION

A2. INSTALL NEW CLADDING

A3. INSTALL NEW WINDOWS + DOORS

A4. SECOND FLOOR ADDITION

A5. INSTALL NEW REAR PATIO

2 | A2.1 Building Elevation - East - Proposed
1/4" = 1'-0"

SCALE BAR 1/4" = 1'
1' 2' 5' 10'

#	Description	Date

Revision Schedule

S-IAD
Synergy Initiative of Architecture + Design
Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C
E; gouwerkerk@s-iad.com
P: 403-308-4342

4104 15th St S.W. Calgary AB
Kris + Melissa MacRae
DATUM HOMES

DRAWING TITLE: Building Elevation - East

DATE: 2026 10 13

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR: Client Review

SHEET A3.2

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

3' - 0" GRID DIMESIONS

3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

Mark	Sill Height	Length	Height	Area	Operability	Material	Frame Color	Glass - U-Value	SHGC	Notes
W1	0' - 0"	168 3/4"	257 5/8"	295.31 ft²	Fixed	Metal Clad	Black			Refer to Elevations for Dims
W2	6' - 0"	48"	24"	8.00 ft²	Awning	Metal Clad	Black			
W3	3' - 0"	72"	60"	30.00 ft²	Fixed - Casement Right	Metal Clad	Black			Egress
W4	2' - 0 1/2"	26 3/4"	46"	8.55 ft²	Casement Right	Metal Clad	Black			
W6	6' - 0"	38"	24"	6.33 ft²	Fixed	Metal Clad	Black			
W7	6' - 0"	60"	24"	10.00 ft²	Fixed	Metal Clad	Black			
W8	0' - 11"	61"	109"	46.17 ft²	Fixed	Metal Clad	Black			
W9	9' - 0"	67"	12"	5.58 ft²	Fixed	Metal Clad	Black			
W9	9' - 0"	67"	12"	5.58 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13"	12"	1.08 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13 1/2"	12"	1.13 ft²	Fixed	Metal Clad	Black			
W11	4' - 2 3/8"	228"	111 1/4"	176.05 ft²	Fixed + Casement Rigth	Metal Clad	Black			See Elevation

Grand total: 12

Door Schedule - Exterior

Mark	Door Width	Door Height	Operation	Door Material	Door Type	Door Glass	Door Finish	Frame Material	Frame Finish	Function	U-Value	SGHC	Description	Comments
101	52 1/4"	116 1/8"	SWING	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior			Sliding door with invisible frame	
105	228"	120"	DUAL SLIDE	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior			Multislide Door	
115a	84"	119 3/8"	SLIDING - FI XED		Full Glass	Tempered	Black	Metal	Black	Exterior				
117a	36"	120"	SWING	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
118a	120"	108"	OVER HEAD	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior				
118b	96"	108"	SWING	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior			45 MIN RATED	
201a	36 1/2"	105"	SWING	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior				

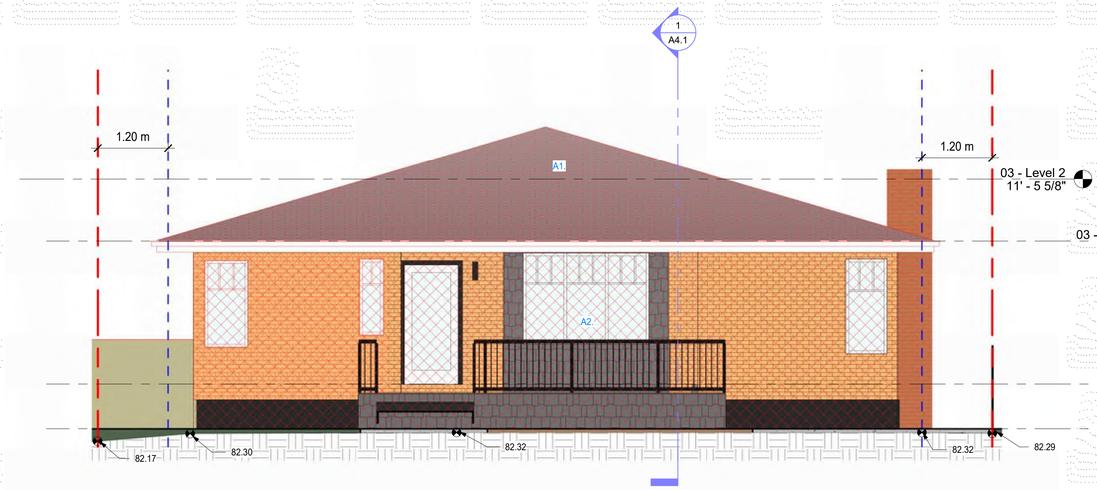
Material Takeoff - Exterior Finishes

Name	Description	Area
Exterior Finishes - Datum - Board Form Concrete	C1 - BOARD FORM CONCRETE	708.94 ft²
C1 - BOARD FORM CONCRETE: 23		708.94 ft²
Exterior Finishes - Datum - Stucco	S1 - GREY STUCCO	2018.63 ft²
S1 - GREY STUCCO: 14		2018.63 ft²
Exterior Finishes - Datum - Wood Siding	S2 - WOOD CLADDING	847.43 ft²
S2 - WOOD CLADDING: 14		847.43 ft²
Datum - Thin Stone Veneer	ST1 - STONE VENEER	442.76 ft²
ST1 - STONE VENEER: 9		442.76 ft²
Grand total: 60		4017.76 ft²

ELEVATION NOTES:

A1. REMOVE EXISTING ROOF

A2. WEST WALL TO BE REMOVED



1 Building Elevation - West - Existing
A2.1 | 1/4" = 1'-0"

LIMITING DISTANCE CALCULATION:

AREA OF EXPOSED BUILDING FACE:

FACE 1	30.42 m²
FACE 2	44.69 m²

LIMITING DISTANCE:

LD F1	14.81 m
LD F2	17.18m

AREA OF UNPROTECTED OPENINGS ALLOWED:

F1	100%
F2	100%

AREA OF UNPROTECTED OPENINGS PROPOSED:

F1	27.4% (8.33 m²)
F2	66% (29.28 m²)

ELEVATION NOTES:

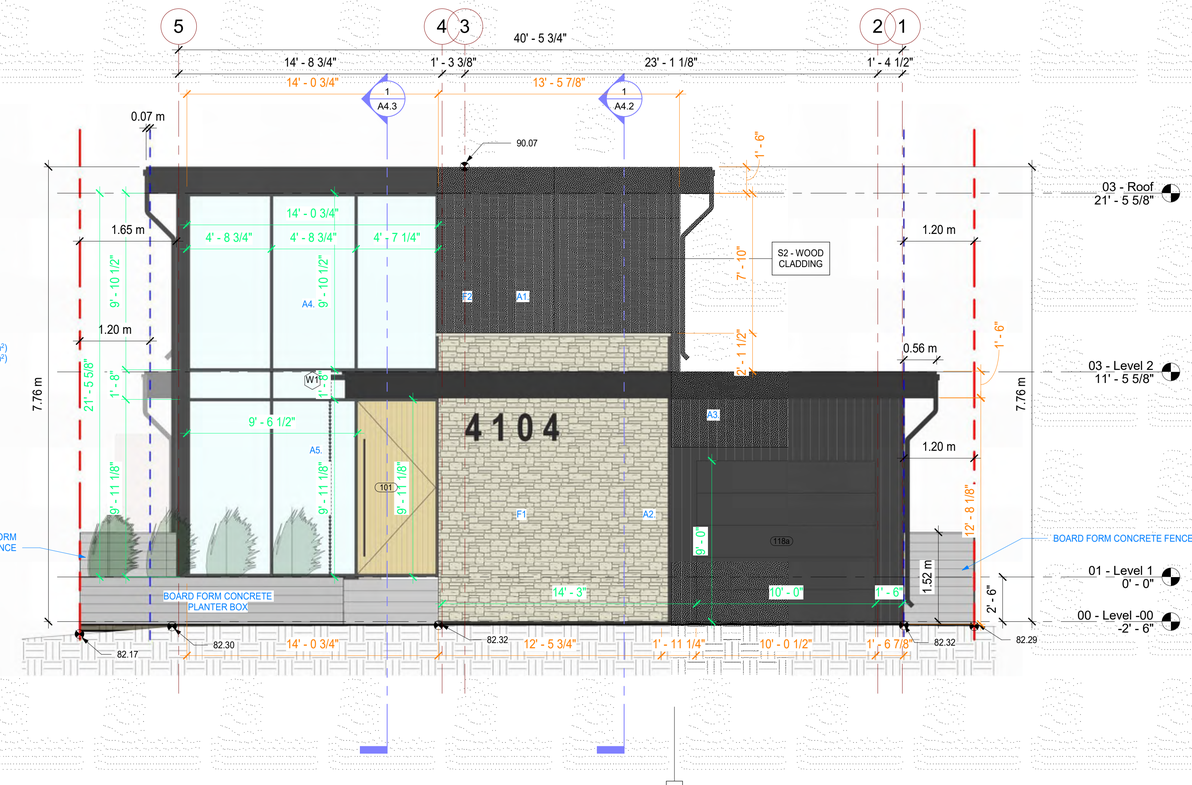
A1. NEW SECOND FLOOR ADDITION

A2. NEW FRONT ADDITION

A3. NEW CLADDING

A4. NEW WINDOWS + DOORS

A5. RAIN CHAIN FROM SCUPPER SPOUT TO PLANTING BOX



2 Building Elevation - West - Proposed
A2.1 | 1/4" = 1'-0"

1' 2' 5' 10'
SCALE BAR 1/4" = 1'

#	Description	Date

Revision Schedule

S-IAD
Synergy Initiative of Architecture + Design
Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C
E: gouwerkerk@s-iad.com
P: 403-308-4342

4104 15th St S.W. Calgary AB
Kris + Melissa MacRae
DATUM HOMES

DRAWING TITLE: Building Elevation - West

DATE: 2026 10 13

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR: Client Review

SHEET A3.3

REVISION

GENERAL NOTES :

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION

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3' - 0" INTERIOR ROOM DIMENSIONS

3' - 0" MILLWORK DIMENSIONS

3' - 0" WINDOW/DOOR DIMENSIONS

3' - 0" MATERIAL DIMENSIONS

Window Schedule

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W9	9' - 0"	67"	12"	5.58 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13"	12"	1.08 ft²	Fixed	Metal Clad	Black			
W10	9' - 0"	13 1/2"	12"	1.13 ft²	Fixed	Metal Clad	Black			
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Grand total: 12

Door Schedule - Exterior

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117a	36"	120"	SWING	Insulated Metal	Flush	N/A	Black	Metal	Black	Exterior			20 MIN RATED, SEALED + SELF CLOSING	
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201a	36 1/2"	105"	SWING	Insulated Metal	Full Glass	Tempered	Black	Metal	Black	Exterior				

Material Takeoff - Exterior Finishes

Name	Description	Area
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C1 - BOARD FORM CONCRETE: 23		708.94 ft²
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S1 - GREY STUCCO: 14		2018.63 ft²
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S2 - WOOD CLADDING: 14		847.43 ft²
Datum - Thin Stone Veneer	ST1 - STONE VENEER	442.76 ft²
ST1 - STONE VENEER: 9		442.76 ft²
Grand total: 60		4017.76 ft²

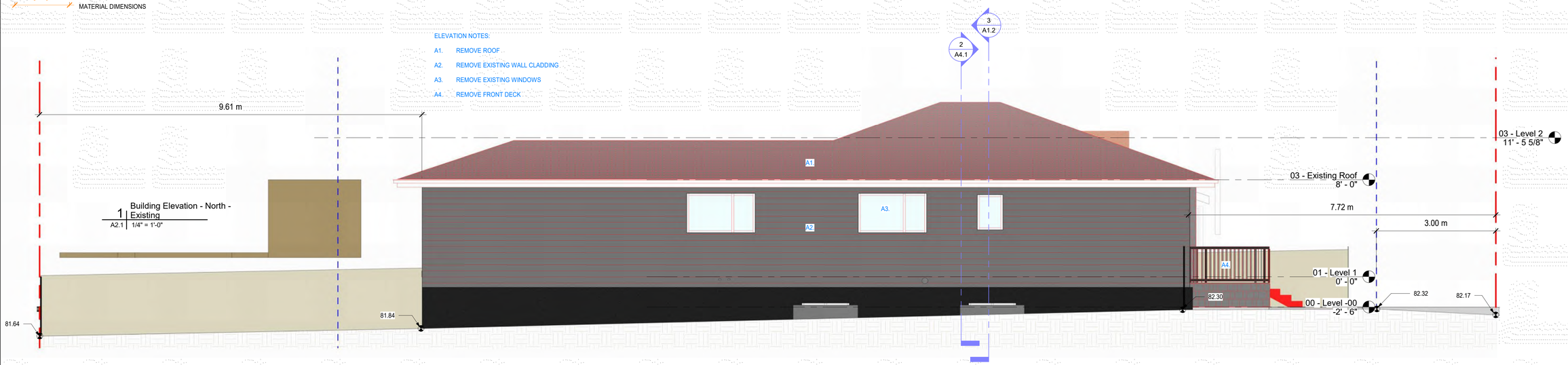
ELEVATION NOTES:

A1. REMOVE ROOF

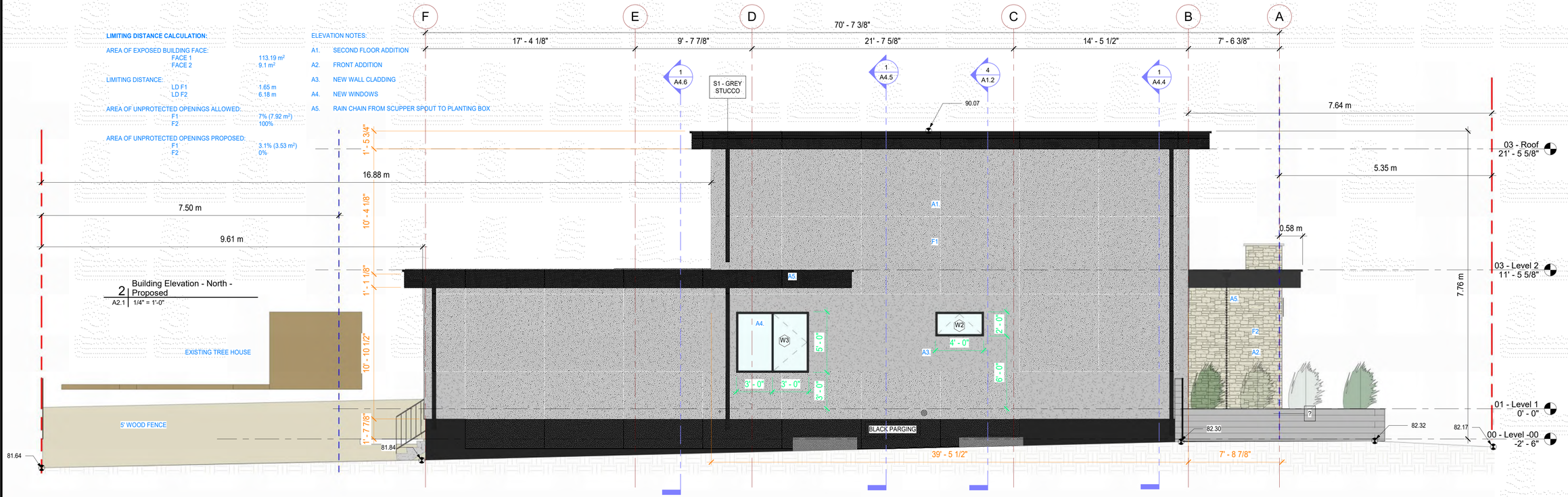
A2. REMOVE EXISTING WALL CLADDING

A3. REMOVE EXISTING WINDOWS

A4. REMOVE FRONT DECK



1 | A2.1 Building Elevation - North - Existing
1/4" = 1'-0"



2 | A2.1 Building Elevation - North - Proposed
1/4" = 1'-0"

LIMITING DISTANCE CALCULATION:

AREA OF EXPOSED BUILDING FACE:
FACE 1 113.19 m²
FACE 2 9.1 m²

LIMITING DISTANCE:
LD F1 1.65 m
LD F2 6.18 m

AREA OF UNPROTECTED OPENINGS ALLOWED:
F1 7% (7.92 m²)
F2 100%

AREA OF UNPROTECTED OPENINGS PROPOSED:
F1 3.1% (3.53 m²)
F2 0%

ELEVATION NOTES:

A1. SECOND FLOOR ADDITION

A2. FRONT ADDITION

A3. NEW WALL CLADDING

A4. NEW WINDOWS

A5. RAIN CHAIN FROM SCUPPER SPOUT TO PLANTING BOX

#	Description	Date

Revision Schedule

1' 2' 5' 10'
SCALE BAR 1/4" = 1'

S-IAD
Synergy Initiative of Architecture + Design
Graham Ouwerkerk
Principal Architect, AAA
CPHD, LEED AP BD+C
E; gouwerkerk@s-iad.com
P: 403-308-4342

4104 15th St S.W. Calgary AB
Kris + Melissa MacRae
DATUM HOMES

DRAWING TITLE:	DATE:
Building Elevation - North	2026 10 13

NOTE: This design is the property of **S-IAD** & is not to be used in any manner without written approval from **S-IAD.**

ISSUE FOR:
Client Review

SHEET	REVISION
A3.4	